

VILLAGE OF BURR RIDGE COMMUNITY DEVELOPMENT DEPARTMENT

REGULATIONS FOR DECKS ON RESIDENTIAL PROPERTIES

Before you begin construction of a deck, it is very important that you become familiar with the Village of Burr Ridge building and zoning regulations which apply. This pamphlet has been prepared by the Village of Burr Ridge Community Development Department to assist you in this process by summarizing those regulations, as well as the procedures which you must follow. It is our hope that this information will be helpful to you.

Please remember that the Village regulations exist for your protection and that the Community Development Department is operated for your benefit. If you have questions which are not answered in this pamphlet, please call the Village Hall at (630)654-8181, extension 122.

BEFORE YOU START....

- Zoning restrictions on your property.
- Any restrictive covenants recorded against your property which regulate structures. Even if you do not have an active homeowners association, there may be restrictive covenants. The Village does not have such records. A copy of any restrictive covenants should have been given to you during your closing. If not, check your title report for a reference to them. Covenants are recorded against the land; once you have the document number from your title report, you can obtain a recorded copy from the County Recorder.
- Make sure the contractor you hire is reputable. As the property owner, you are responsible for what takes place. Therefore, it is even more important to be careful in selecting a contractor.

MAKE SURE YOU HAVE A BUILDING PERMIT BEFORE CONSTRUCTION STARTS

ONCE YOUR DECK IS UNDER CONSTRUCTION.....

- **DO NOT** ask your contractor to make changes from the approved plans without first obtaining approval from the Community Development Department.
- **MAKE SURE** that all required inspections are requested. Failure to have a required inspection could be very costly to you and could delay progress on your building project.
- **REMEMBER** that the Community Development Department is here to help you. When in doubt, it is always best to ask before you do anything regarding your construction in progress.

Decks are permitted in the buildable area to the side of the principal building, in the buildable area in back of the principal building and in a court in the front of a building. Decks may also project into the required rear yard, but not closer than 10 feet to the rear lot line; and, 10-20 feet from the side lot line depending on the zoning district in which your property is located.

When requesting a permit to construct a deck, the following items must be submitted:

- Building Permit Application
- 3 Copies of a Legal Plat of Survey which show the proposed location of the deck, the distance from all property lines and the deck dimensions.
- 3 Copies of Construction Plans with the following information:

Deck Permit Fee \$50.00 (due when permit is issued)

Pier locations. Pier diameter 10" minimum for open decks. Pier diameter for roofed over decks and totally enclosed decks (roof and walls) require that the plans be prepared, signed and sealed by a registered Illinois Architect or Structural Engineer. Piers shall extend 3'-6" below grade minimum. Piers shall terminate 6" above grade minimum.

Joist size, spacing, direction, specie and grade shall be indicated on the plans. Joist hangers are required at all ledger boards and flush girders/beams.

Decks shall be designed to support a 40 pound per square foot uniformly distributed live load and the material dead load. Decks subject to additional loading from spas or hot tubs shall be specially designed to safely support all additional live and dead loads.

All beam/girder sizes and method of attachment to house shall be indicated. All column locations, sizes and method of attachment to piers shall be indicated.

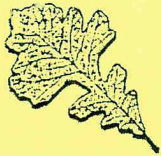
A 36" high guardrail is required on all decks 30" or more above grade. Balusters or intermediate rails shall not permit a 4" sphere to pass through the spaces. Balusters and intermediate rails shall not be arranged to create a ladder effect. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guardrails not less than 34" in height measured vertically from the nosing of the tread.

Stairways shall be 36" clear in width measured above the permitted handrail height. The maximum riser height shall not exceed 7 3/4" and the tread depth shall be 10" minimum. The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally (nosing to nosing) of the foremost projection of adjacent treads and at a right angle to the treads leading edge.

Handrails shall have either a circular cross section with a diameter of 1-1/4" to 2", or a noncircular cross section with a perimeter dimension of at least 4" but no more than 6 1/4" and a largest cross-section dimension not exceeding 2 1/4".

All lumber shall be pressure treated with a decay resistant preservative in compliance with AWP or shall be naturally decay resistant heartwood of redwood, cedar or other commercially available decay resistant material.

Basement windows and electrical services shall not be completely covered or enclosed by the proposed deck construction.



VILLAGE OF BURR RIDGE

APPLICATION FOR BUILDING PERMIT

BP# _____

APPLICATION IS HEREBY MADE SEEKING PERMISSION FOR:

☐ New Single-Family Residence
\$400 Fee Deposit Required

☐ New Non-Residential Building
\$650 Fee Deposit Required

☐ Addition/Alteration to Single-Family Residence
\$200 Fee Deposit Required

☐ Addition/Alteration to Non-Residential Building
\$650 Fee Deposit Required

☐ Miscellaneous/Other (Please Describe)

Additional Fees Will Be Due Prior to Issuance of the Permit.

Deposit Received: \$ _____
(for Office Use, Only)

Address of Property: _____ PIN # _____

Subdivision: _____ Lot # _____ Township: Lyons / Downers Grove
(circle one)

AN ACCURATE PLAT OF SURVEY MUST BE INCLUDED WITH ALL PERMIT APPLICATIONS

PERMIT APPLICANT: _____ PHONE: _____ FAX: _____

APPLICANT'S ADDRESS: _____ CITY: _____ ZIP: _____

The permit applicant may be the general contractor, property owner, or other representative of the property owner authorized to submit this application and to proceed with all work requested herein. All correspondence and inquiries from the Village of Burr Ridge during the plan review and construction process will be directed to the permit applicant, only.

PROPERTY OWNER: _____ PHONE: _____ FAX: _____

OWNER'S ADDRESS: _____ CITY: _____ ZIP: _____

ARCHITECT: _____ PHONE: _____ FAX: _____

ARCHITECT'S ADDRESS: _____ CITY: _____ ZIP: _____

GENERAL CONTRACTOR: _____ PHONE: _____ FAX: _____

CONTRACTOR'S ADDRESS: _____ CITY: _____ ZIP: _____

For permit applications related to single-family residences, please allow 10 business days for plan review. For non-residential applications, please allow 12 business days for plan review. You will be contacted immediately upon completion of the plan review. If plans and related documents are not completed in full compliance with the applicable codes of the Village of Burr Ridge, resubmittal of plans and review of said plans by the Village of Burr Ridge will be required and will delay issuance of the permit.

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge.

Signature of Applicant

Date of Submittal